

**TO LET** HIGH QUALITY, NEW BUILD BUSINESS UNITS

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# UNIT 57 & UNIT 58

City South Business Park, Portlethen, AB12 4XX



## Key Highlights

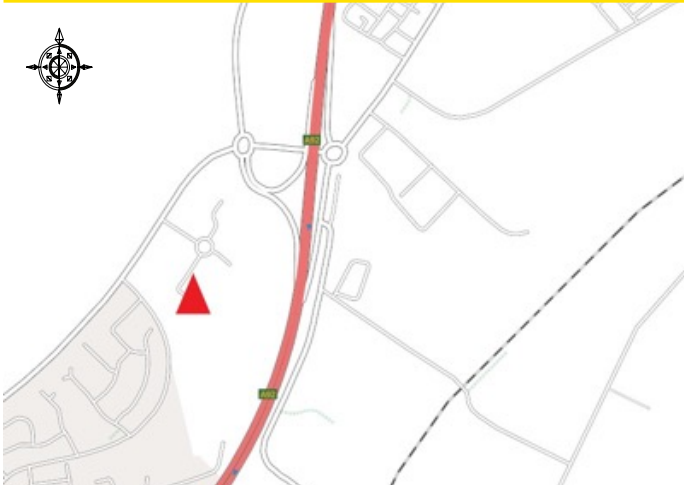
- Suitable for a use class 4, 5 and 6
- Prominent Business Park off A92
- Dedicated Parking
- Benefits from New Build Rates relief scheme

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## Location

The business units are located on an accessible site on the west side of the A92, slightly north of the Hillside area of Portlethen. Just 6.4 miles south of Aberdeen city centre, this property is well connected to numerous travel routes including the new A90, allowing reduced travel times when commuting through and around the city centre. The surrounding occupiers include, but not limited to: KCA Deutag, Richard Irvin FM, Acumen and Amazon.

## Description

The units comprise of workshop/ storage space with manual roller shutter door. The unit is constructed by way of steel portal frame with profile metal cladding off a concrete floor. Internally, there are blockwork walls, LED lighting, double glazed windows and 3 phase power. Toilet facilities are provided. 3 parking spaces are available for each of the units.

## Accommodation

The following accommodation is provided:

FLOOR AREA	SQ FT
Unit 57	963
Unit 58	960

The above floor areas were measured on a Gross Internal basis in accordance with RICS Code of Measuring Practice (6th Edition).

## Rent

Upon Application.

## Business Rates

Both units are entered in to the valuation roll with a rateable value of £12,750. This was effective as of 1st April 2023.

The ingoing occupier will benefit from 100% rates relief for the first 12 months under the 'New Entry/New Build' rates relief scheme. Occupiers may also qualify for further relief beyond this period under the Small Business Rates Relief Scheme. Interested parties should make their own enquiries with the Local Authority.

## Energy Performance Certificate

The buildings have an Energy Performance rating of A. Full documentation can be provided on request.

## Lease Term

The subjects are available on the basis of a new full repairing and insuring lease.

## VAT

All figures quoted are exclusive of Value Added Tax.

## Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

## Offers & Viewing

All offers should be submitted in writing to the sole letting agents who will also make arrangements to view.

## Entry

Immediate upon conclusion of legal missives.

## Contact

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